



Flat 2, 2 Chorley Street.
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

Flat 2, 2 Chorley Street.

Leek

Staffordshire, ST13 5EW



* A first floor bedsit situated in a highly convenient location for the town centre and amenities.

* The property benefits from electric underfloor heating.

* The accommodation comprises of an open plan Kitchen / Living / Bedroom Area and a separate Bathroom with bath and shower cubicle.

* Available immediately.

NO SMOKERS / NO PETS

Per Calendar Month
£450 Per Calendar Month



Staffordshire - 01538 383344



leek@buryandhilton.co.uk

Kitchen / Living Room / Bedroom

Storage cupboards. Sink unit with drainer and mixer tap. Electric radiator x 2. Fire place. Tiled and laminate flooring.

Bathroom

Bath. Shower cubicle. W.c. Wash basin. Tiled floor.

Application

Applications for the tenancy of this property must be in writing to Bury and Hilton and on the prescribed 'Application for Tenancy' form.

Council Tax

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The tenant is responsible for payment of the Council Tax.

Expenses

The tenant shall be required to meet all expenses for electricity, fuel, drainage, contents insurance, television licence and telephone charges.

Deposit

A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full at the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

Proof of ID

In order to comply with right to rent regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.

References

References through HomeLet will be applied for by The Agent.

Viewing

Strictly by appointment only through the letting agents Bury & Hilton at the Leek Office on 01538 383344.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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